

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: S/0046		Site Description: The site is vacant open space and was a former farmhouse garden.		
Site Name: -				
Site Address: Adjacent to 37 Valley Road Overseal -				
		Current Use: Grassland.		
PUA/Non PUA: Non PUA		Total site area (hectares): 2.07		
Site allocation: N/A		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: Medium		2.07	0	
Access to services: 146m to bus stop for service 8 to Burton and Ashby and service 21E to Swadlincote and Burton (limited evening service). The site is more than 30 minutes travel time to essential services.		Status: Promoted Site		
		Planning History: No relevant planning history.		
CONSTRAINTS				
Policy constraints: The site has been considered against Local, Regional and National planning policy and it has been assessed that the site is constrained by: - Countryside policy (EV1) and National Forest (EV10) in the South Derbyshire Local Plan 1998.				
Physical constraints (i.e. topography): The site has been assessed and it is considered that the site is not physically constrained.				
Environmental constraints including flood risk: The site has been assessed and it is considered that the site is not environmentally constrained. This assessment included consideration of flood risk.				
Access constraints: The site has been assessed and it is considered that the access to the site is not constrained.				

Ownership constraints:

From the information available to us it is considered that the site is currently in one ownership.

Other:

The site has been assessed and it is considered that there are no further constraints.

SITE VIABILITY

Are the constraints able to be overcome?

Following the assessment of the site, it is considered that all of the constraints are able to be overcome in the future.

Economic viability issues:

The site has been assessed and it is considered that residential development on this site would be economically viable.

DWELLING DELIVERY AND SITE CAPACITY

Dwelling delivery timescales (number of dwellings per year block):	1-5	6-10	11-15	16+	CAPACITY
	0	0	0	0	41

Site suitable? Potentially **Site available?** Yes **Site achievable?** Yes

Deliverable dwellings: 0 **Developable dwellings:** 0

Summary

The site is a green field site currently used as grassland which is located to the south of Overseal. The site has potential access onto Valley Road. We have estimated a site capacity of 41 dwellings. There is medium developer interest on the site.

The site is considered to be potentially suitable as it is currently restricted by local planning policy as the site is in an area protected by countryside policy. This site would be served by a sewerage works which discharges to the River Mease Special Area of Conservation. This river is failing it's water quality objectives and this has the potential to be a significant constraint to residential development.

The site is considered available as the existing use would not need to be relocated and the site is in one ownership.

The site is considered achievable as it is a green field site and there is a reasonable prospect that the site will be financially viable for residential development in the future.